

9710 AND 9714 LITZINGER ROAD

TRACTS OF LAND BEING ADJUSTED ECKERT TRACT LOT A OF BOUNDARY ADJUSTMENT PLAT OF LOT A OF OLD WARSON COUNTRY CLUB, LOT A OF ECKERT TRACT AND THE SANT TRACT PER PLAT BOOK 351 PAGE 159 AND LOT B OF ECKERT TRACT PER PLAT BOOK 78, PAGE 35 CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI

ADJUSTED SANT LOT

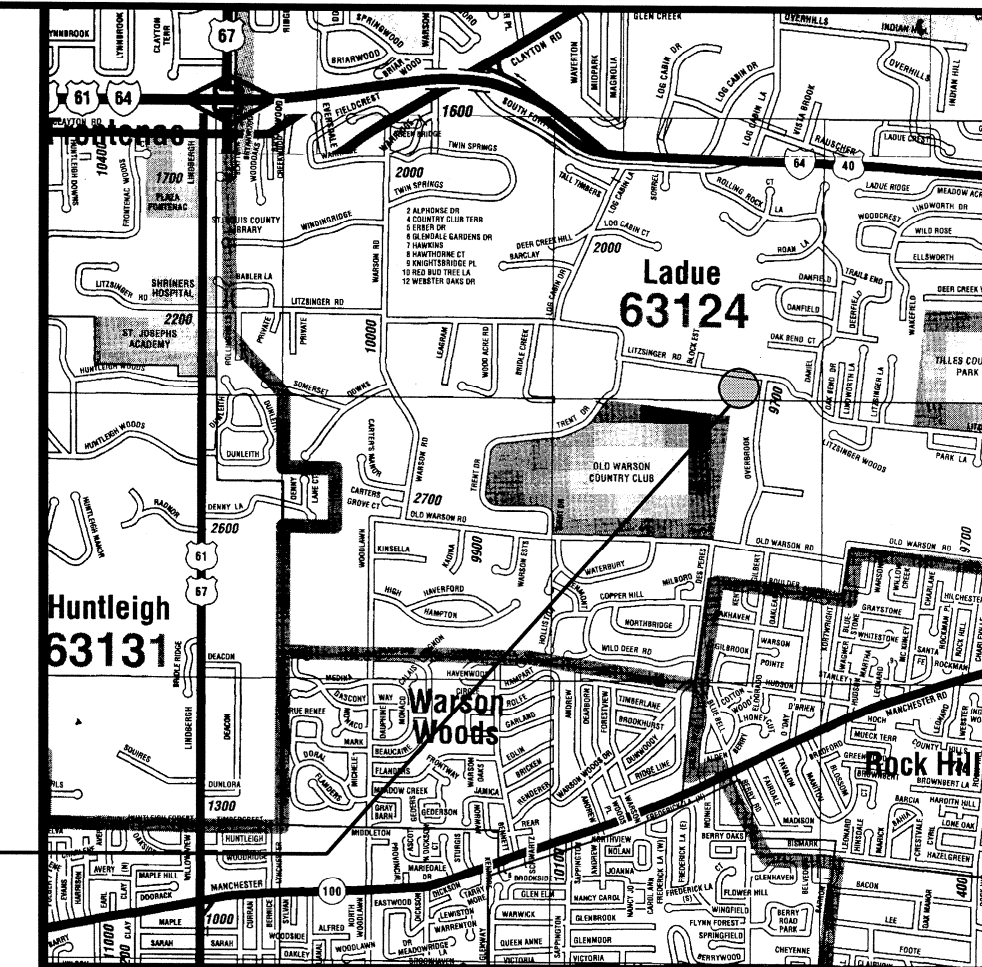
BOUNDARY ADJUSTMENT PLAT OF LOT A OF OLD WARSON COUNTRY CLUB, LOT A OF ECKERT TRACT AND THE SANT TRACT PB 351 PG 159

ADJUSTED ECKERT TRACT LOT A

95,512 SQ FT / 2.193 ACRES
BOUNDARY ADJUSTMENT PLAT OF LOT A OF OLD WARSON COUNTRY CLUB, LOT A OF ECKERT TRACT AND THE SANT TRACT PB 351 PG 159

LOT B
111,019 SQ FT / 2.549 ACRES
ECKERT TRACT
PB 78, PG 35

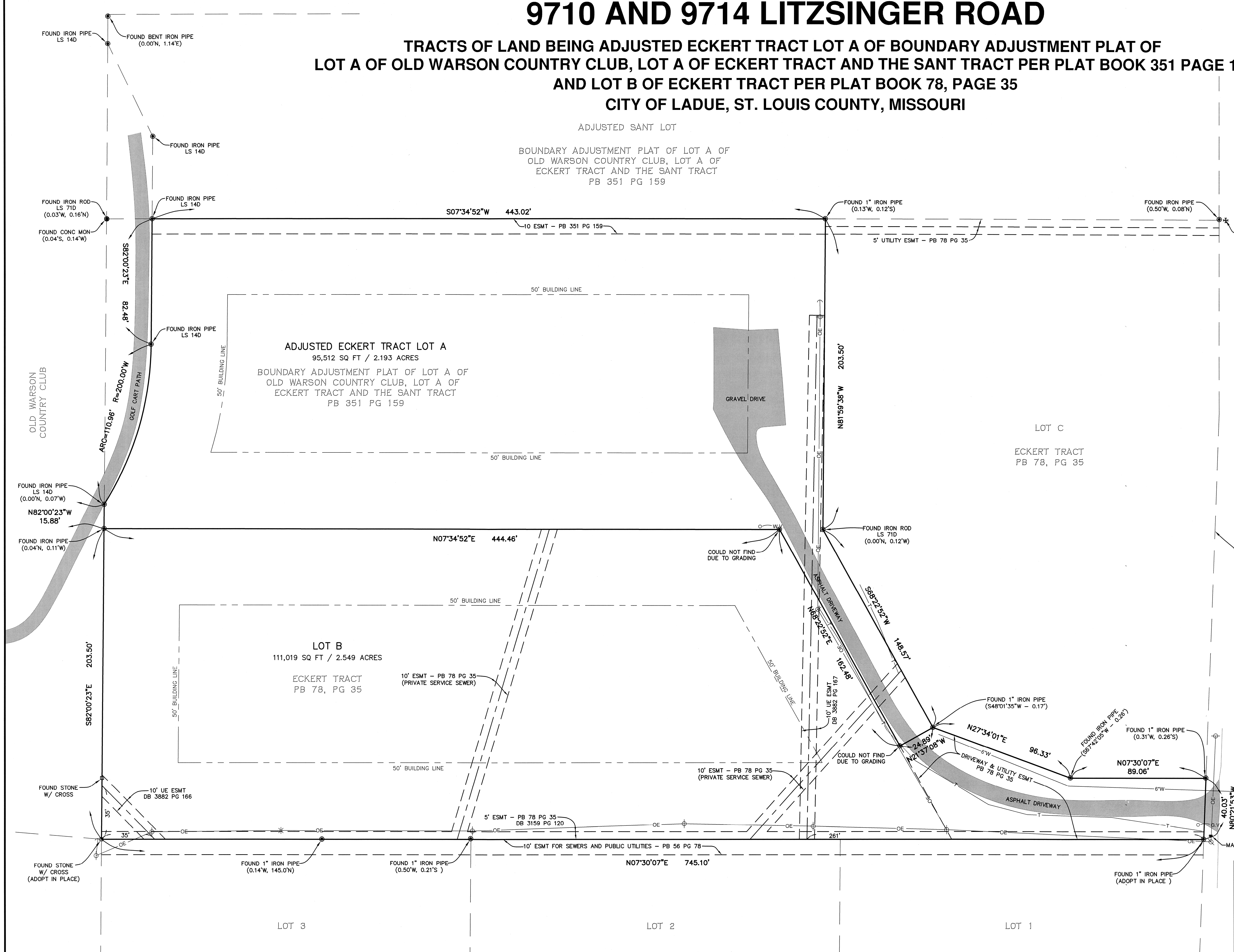
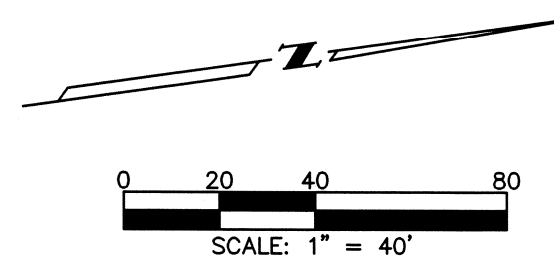
CARRIE WASHFORD TRACT
PB 56, PG 78



LOCATION MAP
WUNNENBERG'S STREET GUIDE
LADUE, MISSOURI
PAGE 35 - GRID R-21822

SCALE: NONE

PROJECT SITE



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY TO RUSTY KEELEY AND JULIE KEELEY THAT WE HAVE, DURING THE MONTH OF JULY, 2007, EXECUTED A BOUNDARY SURVEY IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR THE PROPERTY BEING LOT B OF ECKERT TRACT AS PER PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 35 AND ADJUSTED ECKERT TRACT LOT A OF THE BOUNDARY ADJUSTMENT PLAT OF LOT A OF OLD WARSON COUNTRY CLUB, LOT A OF ECKERT TRACT AND THE SANT TRACT AS PER PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 159 IN THE ST. LOUIS COUNTY RECORDS, ST. LOUIS COUNTY, MISSOURI AND THE RESULTS OF SAID SURVEY ARE SHOWN HEREON.

SURVEY BY: FC POEHLMAN & PROST, INC.
SURVEY NUMBER: 206-119-A BY: CHRISTOPHER M. LANEMAN, P.L.S. #2369

SURVEYOR'S NOTES

- SOURCE OF BEARING: BEARINGS BASE ON THE SOUTH LINE OF SAID BOUNDARY ADJUSTMENT PLAT, PLAT BOOK 351, PAGE 159. BEARING BEING NORTH 82 DEGREES 00 MINUTES 23 SECONDS EAST.
- SOURCE OF TITLE: STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 270350/270349, HAVING AN EFFECTIVE DATE OF MAY 16, 2007 @ 8:00 A.M.
- BOUNDARY BEARINGS AND DIMENSIONS SHOWN REFLECT ACTUAL SURVEY AND RECORD MEASUREMENT UNLESS OTHERWISE NOTED.
- CLASSIFICATION OF SURVEY: URBAN PROPERTY.

PoeHlman & Prost, Inc. Land Surveying and Civil Engineering		ISSUE DATE: 7-26-07	Revised:
P.O. Box 6340 6290 Dierman Industrial Drive St. Louis, Missouri 63132 (314) 997-5777 FAX 997-0407 E-Mail: ppp@poehlman-prost.com		DRAWN BY: SJJ/JM DATE: 7-26-07	
		CHECKED BY: CML DATE: 7-26-07	
		PROOFED #:	
Project: 9710 AND 9714 LITZINGER ROAD			
Prepared For: LAWRENCE Jr (RUSTY) & JULIE KEELEY 12247 CARBERRY PLACE TOWN & COUNTRY, MO 63131 (314) 392-5200 FAX: (314) 392-5221		Sheet: 1 OF 1	
Title: BOUNDARY SURVEY			

ENGINEERING/SURVEYING AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HERE UNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING/SURVEYING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS RE-AUTHENTICATED.

ENGINEERING/SURVEYING RELEASE
THE ORIGINAL OF THIS DRAWING IS ON FILE AT THE OFFICE OF POEHLMAN & PROST, INC. ANY MODIFICATIONS TO THIS DRAWING SHALL RELEASE SAID POEHLMAN & PROST, INC., THE ENGINEER AND/OR SURVEYOR WHOSE SEAL APPEARS HEREON FROM ANY LIABILITY RESULTING FROM SAID UNAUTHORIZED MODIFICATIONS.

BEFORE YOU DIG - DRILL - BLAST
Call 1-800-344-7483 (TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

UTILITY LOCATION NOTE
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.